

RUTLANDHOUSE



NEWLY REFURBISHED
GRADE A OFFICE ACCOMMODATION
6,923 - 30,291 SQ FT

AVAILABLE TO LET

RUTLANDHOUSE

Prominently located in the heart of Birmingham's established office core.



DESCRIPTION

Fully refurbished to the highest specification, Rutland House is an eleven storey office building located at the centre of Birmingham's business district.

Floors from 6,923 sq ft are available for immediate occupation between the first and fourth storeys, with the remaining upper floors occupied by Hammonds.

Rutland House is situated just a short walk from Snow Hill and New Street stations as well as Colmore Row, providing occupiers with excellent public transport.

The building is also easily accessible by car with the A38 in direct vicinity linking you to the Midlands' motorway network.

Boasting a new feature, manned reception with a double height glazed atrium, Rutland House creates a welcoming environment for

visitors. In addition, a café is located on the ground floor for occupiers, providing added convenience.

Fitted to a Grade A specification, Rutland House offers expansive open plan floorplates with an abundance of natural light helping to create an open and spacious working environment.

Rutland House provides high quality accommodation in a prime location with dedicated onsite parking, making it an ideal choice for occupiers.



Providing an **exceptional workplace** environment.

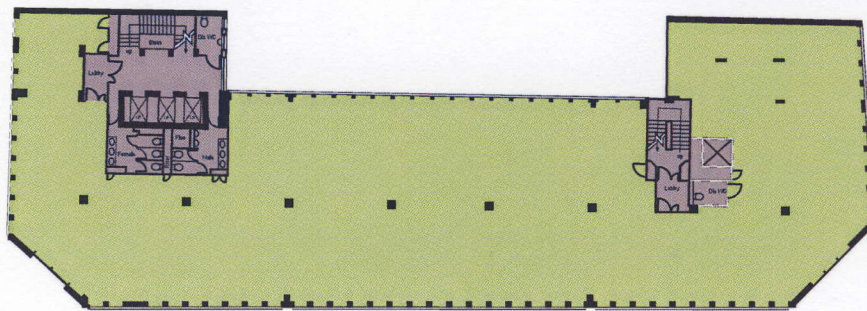
SPECIFICATION

- Raised access floors
- Suspended ceilings
- LG7 compliant lighting
- Comfort cooling
- Three passenger lifts
- Male, female and disabled WCs to each floor
- Refurbished in accordance with DDA requirements
- Feature manned reception
- Dedicated onsite café
- 24/7 security access
- Basement car parking (ratio 1 : 3,000 sq ft)

FLOOR SCHEDULE

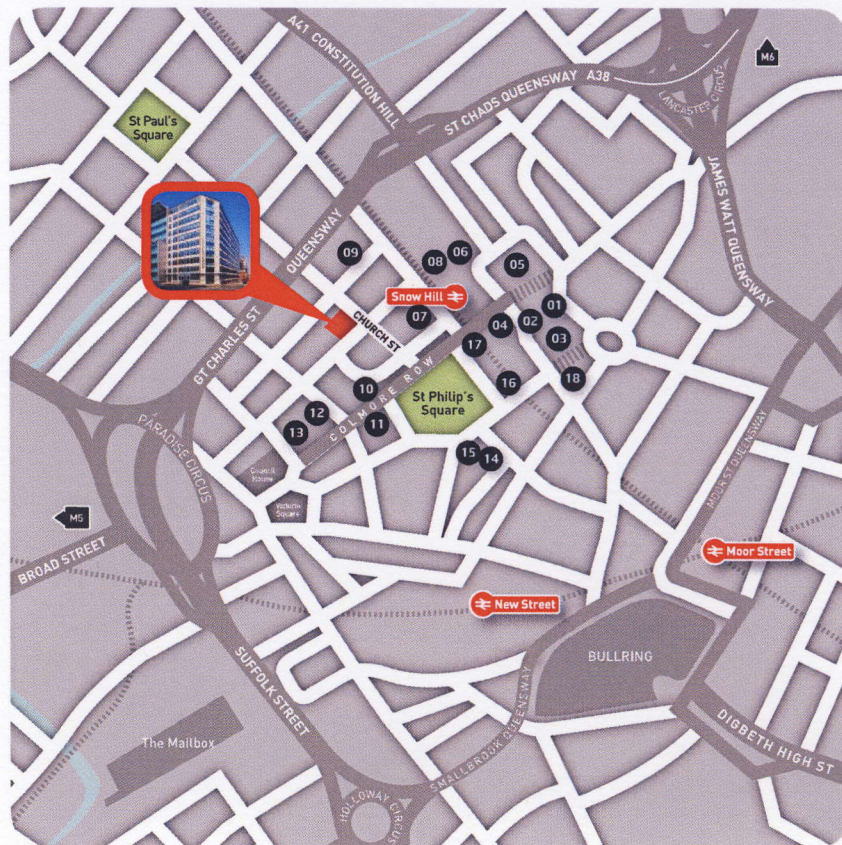
	sq ft	sq m
1st	6,923	643.20
2nd	7,783	723.10
3rd	7,794	724.10
4th	7,791	723.80
Total	30,291	2,814.20

TYPICAL FLOOR



UNIQUE OFFER

LOCATION



01. Ernst & Young 02. Martineau Johnson 03. Cobbetts 04. Royal Sun Alliance
 05. Wesleyan / Pinsent Masons 06. Barclays Bank Plc 07. Direct Line 08. KPMG LLP
 09. PricewaterhouseCoopers 10. Wragge & Co. 11. Mills & Reeve 12. Eversheds
 13. Lloyds Banking Group / Shoosmiths 14. Handelsbanken 15. Bank of Scotland 16. RBS
 17. Government Office West Midlands 18. The Court Service



OPUS Restaurant



Hotel Du Vin



St Philip's Square



E john.griffiths@gbrpb.com

E ben.thacker@gbrpb.com



E david.tonks@dtz.com

E matthew.long@dtz.com

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